



**Town of Halfmoon
2014 Zoning Review Committee
Halfmoon Town Hall
7:00 P.M.
May 15, 2014**

Summary Meeting Notes

Attendance: Committee Members (voting): Brenda LaMere, Brian Knowles, Fred Bahr, Eli Taub, Wayne Allen, Walt Polak (Chair); Committee Members (non-voting): Jim Bold, Jeff Burdyl, Henrietta O'Grady, Jason Dell; Staff: Rich Harris, Paul Marlow, Mike Bianchino.

W. Polak opened the meeting and asked for approval of the April 17, 2014 summary meeting notes- passed unanimous with edits to include reference to the recommendations that a 50' and 100' buffer be required for all PDDs and that monuments/property markers be required for the outer boundaries of PDDs.

The Committee continued PDD discussions, revisiting the 7 units/acre agreed at the May meeting; suggestions to lower to 5 units/acre. Committee consensus was to keep the 7 units/acre agreed in May. Lot size to be added to next agenda for further discussion.

Committee discussed minimum/maximum square footage per unit as well as height requirements. It was discussed that the combination of a height requirement and a lower density will cause development to spread in more of a sprawl pattern, rather than a clustered, concentrated style of development; and as a result will preserve less open space. After some discussion the Committee reached consensus from the May meeting to adhere to a recommendation of a 20 acre minimum and 7-units/ buildable acre for multi-family home PDD's. Committee reached consensus recommending a maximum height of three (3) stories and 45 feet. Suggestion made that Town may wish to consider a separate board be established to focus solely and entirely on PDD applications.

The Committee discussed comment cards received from the public (list of comments distributed). Committee believes majority of cards asked to eliminate PDDs due to past issues and proposed changes may help with limiting/reducing these issues. While the Committee agreed there were past issues with PDD's, they also agree that some positive things can come of the PDD process. Committee requested "Public Benefits" be included as agenda item for the June meeting.

Committee discussed comments from B.Rischert regarding need to develop waterfront areas; Committee members agreed with the concept, but some explained limitations due to inadequate infrastructure along Mohawk riverfront to support development, and along the Hudson River there is very limited land still available for development. The Committee agreed that whatever development occurred along the waterfronts should be appropriate for waterfront and utilizing the uniqueness of the location. Committee recommended Economic Development Committee review specific areas of riverfront for future development and potentially recommend a "city center" concept. Committee requested the excerpt from the Town Code of the allowed uses in

the Light Industrial – Commercial (LI-C) zoning district and a copy/summary of the Economic Development Committee survey recently conducted.

Committee briefly discussed historical sites in Town and preservation needs. Consideration should be given to establishing stronger Historical District Overlay Districts than presently exist. Committee requested staff send via email a copy of the existing Historic Overlay District sections from the Town Code. Historical issues to be added to next agenda for discussions.

Brian Knowles presented a summary of the Trails and Open Space Committee efforts and the overall objectives that the Trails Committee has for the future of the Town. He explained that Committee is working to link the Town Park on Rt. 236 and the Champlain Canalway trail through various development projects and the respective trails associated with each of them. Discussion included ideal trail construction (12-foot wide, paved, with easy public access, clearly labeled, low in maintenance and good drainage) and objective that it be prioritized as a public benefit for projects. Staff discussed several projects approved/constructed or pending that will help connect Town Park to Champlain Canalway Trail.

Meeting adjourned at 9:00 PM. The next meeting will be Thursday, June 19, 2014 at 7:00 PM.